



NOTICE OF AVAILABILITY OF A DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT

City of Hemet -Planning Department
445 E. Florida Avenue, Hemet, CA 92543-4209

PROJECT NAME: Rancho Diamante Phase II Specific Plan Amendment (SPA 15-001), General Plan Amendment (GPA 15-002), and Tentative Tract Map No. 36841 – Draft Subsequent Environmental Impact Report (SCH No. 2016081013).

PROJECT DESCRIPTION: The Rancho Diamante Phase II Project proposes a Specific Plan Amendment (SPA) to the Page Ranch Planned Community Development (PCD) originally approved as PCD 79-93. The PCD was originally adopted in 1980 and functions as a Specific Plan, and has been amended several times including the last amendment in 2009 (SPA 06-004). In addition to the SPA, the project includes a General Plan Amendment (GPA) and Tentative Tract Map (MAP) applications from the project proponent. The three discretionary actions (SPA, GPA, and MAP) are described below.

- **Specific Plan Amendment (SPA 15-001).** The proposed SPA would revise land use boundaries and planning areas, extend Mustang Way from its current terminus at Warren Road westward and northward through the proposed Modified Project site to the alignment of new Stetson Avenue (on the south side and parallel to the railroad tracks), and reduce residential density resulting in a corresponding reduction in the dwelling unit count from 744 to 586 units. The SPA will merge Planning Areas VI and X into Planning Area X due to the extension of Mustang Way and convert the land use designation of former Planning Area VI from Low Density Residential to that of Planning Area X: Low Medium Density Residential. Lastly, the SPA will modify the boundary between Planning Areas X and XIII and change the Specific Plan designation for Planning Area XIII from Low Density Residential to C-2 General Commercial Zone. The SPA also includes associated text changes.
- **General Plan Amendment (GPA 15-002).** The proposed GPA (GPA 15-002) would amend the City's General Plan Circulation Element to extend Mustang Way from Warren Road westward and northward to the new Stetson Avenue and change the classification of Warren Road from a 6-lane arterial to a 4-lane secondary arterial between Domenigoni Parkway and new Stetson Avenue. In addition, the Modified Project would amend the General Plan Land Use Designation for 19.67 acres of the site from Low Density Residential (LDR) to Regional Commercial (RC) in Planning Area XIII located at the southwest corner of Warren Road/New Stetson Road.
- **Tentative Tract Map No. 36841 (MAP 15-008).** The proposed Tentative Tract Map (TTM) No. 36841 (MAP 15-008) would subdivide 245.07 acres into 586 single family residential lots on approximately 160.51 acres, one lot for future commercial uses on 19.67 acres, and 64.89 acres of public parks and private HOA parks and open space areas. Proposed TTM No. 36841 establishes the ultimate subdivision with 586 residential lots. The proposed TTM replaces and expands previously approved TTM No. 35394 (Planning Areas VI, X and XIII) of the Approved Project and is being processed concurrently with the other two discretionary actions associated with the proposed Modified Project.
- **Offsite Improvements.** Offsite improvements to be implemented under the proposed Project include construction of water and reclaimed water pipelines in the abutting roads, drainage conveyance features, and the construction of the westerly half of Warren Road along the Modified Project site frontage.

PROJECT LOCATION: The 245.07-acre project site is located in the Page Ranch Planned Community Development Plan (PCD 79-93) located in the southwest portion of the City. Specifically, the project site is located between: Warren Road to the east; the Second San Diego Aqueduct to the west; the future new Stetson Road alignment, the Hemet Channel, and the Burlington Northern Santa Fe railroad tracks to the

north; and agricultural land to the south. The Project site is approximately one-quarter mile southwest of the Hemet-Ryan Airport.

ENVIRONMENTAL DETERMINATION: This project has been determined to have a significant effect on the environment, and a Draft Subsequent Environmental Impact Report (Draft SEIR) (SCH No. 20160810139) has been prepared pursuant to California Environmental Quality Act (CEQA) in accordance with PRC Section 21000 et seq. and the CEQA Guidelines (14 California Code of Regulations [CCR] Section 1500 et seq.)

The Draft SEIR evaluates the proposed project's potential individual- and cumulative-level environmental impacts on the following resource areas: aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation and traffic, tribal cultural resources, and utilities and services systems. The Draft SEIR indicates that implementation of the proposed project would result in significant and unavoidable impacts related to agricultural resources, air quality, and transportation.

- **Agricultural Resources:** Both the Approved Project and proposed Modified Project are located on land designated Farmland of Local Importance, and portions of the Modified Project's off-site improvements are proposed on Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance. Therefore, implementation of the Modified Project would convert farmland to non-agricultural use and impacts would be significant and unavoidable. The Modified Project would incrementally decrease the availability of soils that have value for agricultural production. Therefore, in combination with other projects in the City's planning area, the Modified Project would result in a cumulatively considerable impact to agricultural resources. When compared to the Approved Project, impacts associated with conversion of farmland to non-agricultural use would be the same (i.e., significant and unavoidable). No feasible mitigation is available since the Page Ranch Planned Community Development Specific Plan (PCD SP) is already approved for non-agricultural uses. This finding also applies to the Modified Project, as it is encompassed within the Page Ranch PCD SP and will convert farmland to non-agricultural uses.
- **Air Quality:** The Modified Project has a significant and unavoidable impact related to Air Quality Management Plan (AQMP) Consistency Criterion No. 1. Mitigation is prescribed in Section 3.3.10 to reduce emissions of criteria pollutants to the extent feasible, but nitrogen oxides (NOx) emissions would still occur at levels above South Coast Air Quality Management District thresholds after mitigation in the same manner as the Approved Project. Although the Approved Project was found to be consistent with the AQMP, that consistency determination conflicts with the fact that Modified Project's operational NOx emissions exceeded regional thresholds. The proposed Modified Project would result in less severe but still significant and unavoidable, cumulative impacts to regional air quality from emissions of NOx during operation even with implementation of mitigation, compliance with regulatory policy (PPPs), and incorporation of project design features (PDFs).
- **Transportation:** The Modified Project has a significant and unavoidable impact related to residential Home-Based VMT per capita. Transportation Demand Management (TDM) strategies are prescribed in Section 3.15.6 to encourage mixed-use development and roadway infrastructure improvements to promote pedestrian and bicycle mobility, but implementation of TDM strategies cannot guarantee reductions in vehicle miles travelled (VMT). Additionally, mitigation is prescribed in Section 3.15.10 to facilitate transit and carpool opportunities, but even with implementation of TDM strategies and mitigation, the Modified Project's reduced Home-Based VMT per capita would be approximately 27.58, which would still exceed the citywide average of 25.4 Home-Based VMT per capita for Hemet. The proposed Modified Project would result in significant and unavoidable project-level and cumulative impacts to citywide VMT even with implementation of TDMs, mitigation, PPPs, and PDFs

In accordance with the disclosure requirements of CEQA Guidelines Section 15072 (g)(5), the project site **IS NOT** listed as a hazardous property as designated under Section 65962.5 of the Government Code.

PUBLIC COMMENTS: Written comments on the Draft SEIR must be received no later than 5:00 p.m. on May 6, 2020. Address all written comments to Dave Leonard, Project Planner, City of Hemet Planning Department, 445 E. Florida Avenue, Hemet, CA 92543-4209. Comments may also be sent by email to Mr. Leonard at: leonarddla@earthlink.net.

AVAILABILITY OF THE DRAFT ENVIRONMENTAL IMPACT REPORT: The Draft SEIR and its technical appendices are available for public review during normal working hours at the following two locations: (1) City of Hemet - Planning Department, 445 E. Florida Avenue, Hemet, CA 92543-4209; and (2) Hemet Public Library, Circulation Desk, 300 East Latham Avenue, Hemet, California 92543. The Draft SEIR and its technical appendices are also available for review online at the following website: <https://www.hemetca.gov/797/Environmental-Documents>.

As required by Section 15087 of CEQA, the public review and commenting period for this Draft SEIR is March 23, 2020 to May 6, 2020. Written comments and responses to this notice should be addressed to the contact person listed above. Any interested party may submit written comments prior to the project decision date or submit any information which may be of assistance to the Planning Commission and City Council. As a result of this environmental review and comments, the proposed project may be either accepted as presented, modified, or denied.

Testimony at future public hearings may be limited to those issues raised during the public review period either orally or submitted in writing by 5:00 p.m. the day the comment period closes.

CONTACT: If you need additional information or have any questions concerning this project, please contact the Project Planner David Leonard at (951) 782-9868 or leonarddla@earthlink.net.

PUBLIC HEARING: A public hearing regarding the proposed project, and the Draft SEIR will be held at a later date. The City will issue a public hearing notice in accordance with City Municipal Code requirements when that date is determined.

NOTES: *It should be noted that this project has been found to be consistent with the Hemet-Ryan Airport Land Use Compatibility Plan by the Riverside County Airport Land Use Commission. In addition, Tribal Consultations have been conducted.*